

**MEMORANDUM**

TO: Zoning Commission of the District of Columbia

FROM: Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: December 2, 2011

SUBJECT: ZC # 11-23 – Map Amendment to Square 5729W and 5729 - FINAL REPORT

I. RECOMMENDATION

Pursuant to the ANC 8B's petition to the Zoning Commission, the Office of Planning (OP) recommends that the Commission set down the petition to rezone the subject properties in Squares 5729W and 5729 of the application from the R-5-A District to the R-3 District. These properties were included in proceedings of Zoning Commission case 08-12 relating to the approval of the rezoning of certain R-5-A zoned properties in Ward 8.

II. BACKGROUND

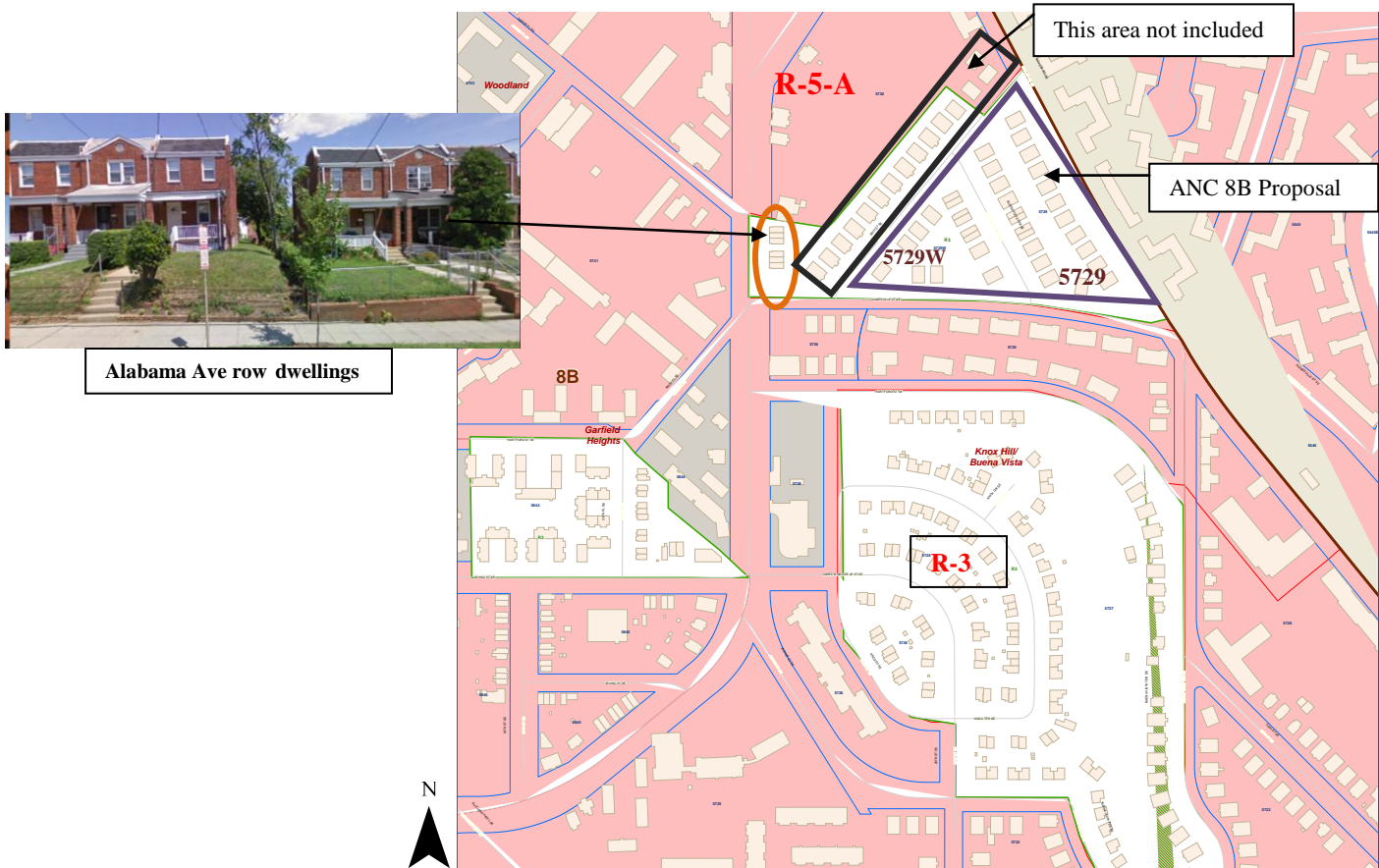
This petition brought forward by ANC 8B follows the related map amendment by the Office of Planning in 2008, ZC 08-12 for the rezoning of portions of the R-5-A zoned properties in Ward 8 (Order published Nov. 14, 2008). Identified properties then zoned R-5-A, but for which a rezoning to R-3 was not inconsistent with the Comprehensive Plan's policies, were rezoned accordingly. However, ANC 8B is concerned that for blocks identified within Square 5729W and 5729 (the subject squares) the intent would not be achieved. The ANC expressed concern that:

- the current R-3 zoning would not allow construction of new multifamily residences;
- development of a single family home on existing vacant parcels would not be in character with the neighborhood; and
- there would be the unintended consequence of undevelopable lots or property's with minimal redevelopment opportunities within the subject squares.

OP strongly supports the development of infill lots and the reuse of vacant buildings and properties and is supportive of measures to ensure that new development would be more consistent with the prevailing neighborhood character.

III. PROPOSED AMENDMENTS

The applicant, ANC 8B has requested that the Zoning Map be amended to return the R-5-A zone designation to Square 5729W and 5729 consisting of the following blocks: 2800 block of Gainesville Street SE (north side); 2900 block of Gainesville Street SE (north side); 2800 block of 28th Street SE (south-east side); 2800 block of Naylor Road, SE (southwest side) and the 2800 block of Buena Vista Terrace SE (both sides).



ZONING MAP

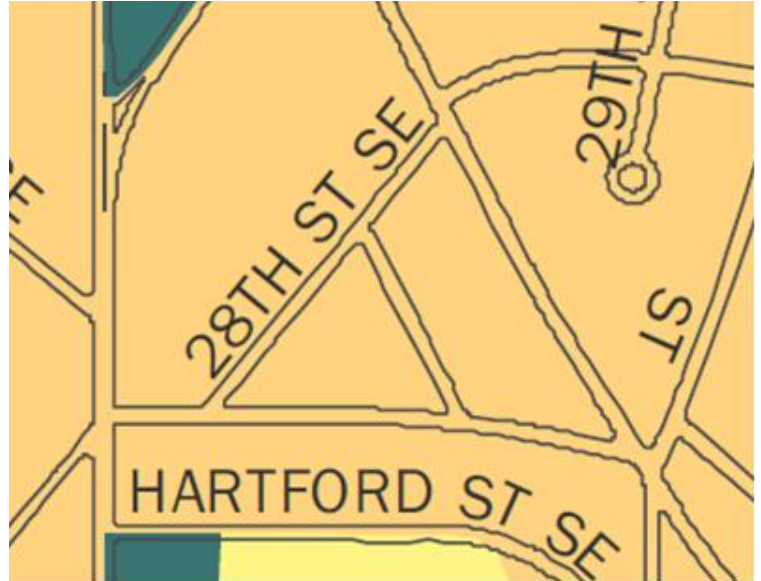
The ANC's application has not included the lots on the west side of 28th Street and the small group of row dwellings on Alabama Avenue. Although OP would have no objection to their inclusion in this proposal, OP confirmed with the applicant their intention to not include these lots even though they are similar in character to the subject properties.

The group of row dwellings which front Alabama Avenue is also excluded from the ANC's current proposal.

IV. COMPREHENSIVE PLAN

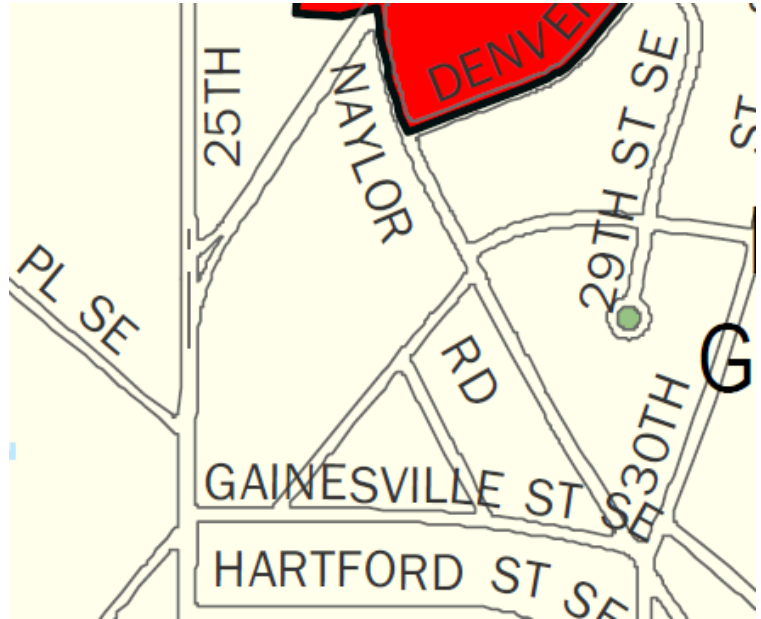
The 2006 Comprehensive Plan for the District of Columbia included specific references to changing the zoning in Wards 7 and 8.

The Future Land-Use Map of the Comprehensive Plan designates the subject lots as moderate density residential which defines such districts as “...*low rise garden apartment complexes...and also applies to areas characterized by a mix of single-family homes, 2-4 unit buildings, row houses and low-rise apartment buildings.*”



Comprehensive Plan Future Land Use Map

The Generalized Policy Map designates the squares within the Neighborhood Conservation Area category. *These areas are primarily residential in character and maintenance of the existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will be modest in scale and will consist primarily of scattered site infill housing....Major changes in density are not expected but some new development and reuse opportunities are anticipated.*



Comprehensive Plan Generalized Policy Map

Chapter 3 – Land Use Element

Policy LU-1.4.1: Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

Policy LU-1.4.3: Zoning of Infill Sites

Ensure that the zoning of vacant infill sites is compatible with the prevailing development pattern in surrounding neighborhoods. This is particularly important in single family and row house neighborhoods that are currently zoned for multi-family development.

Chapter 18 – Far Southeast and Southwest Area Element:

Planning and Development Priorities: *The community delivered several key messages during ... meetings, summarized below:* 1807.2

The Far Southeast/Southwest needs more housing suitable for families and young homeowners. The concentration of poverty in the community has resulted in part from the concentration of poorly maintained rental apartments and public housing, and few opportunities for home ownership. The established single family, row house, and duplex neighborhoods should be protected and enhanced. Additional low to moderate density housing should be encouraged as sites like St. Elizabeths (east campus) and Sheridan Terrace are redeveloped. In some areas, rezoning may be needed to promote the desired housing types—currently, much of the area is zoned “R-5-A” which perpetuates the garden apartment pattern.

Policy FSS-1.1.2: Conservation of Lower Density Neighborhoods

Protect existing single family housing within the Far Southeast/Southwest by appropriately designating such areas as “Low Density Residential” on the Comprehensive Plan Future Land Use Map, and by zoning such areas for single family, rather than multi-family housing. 1808.3

Policy FSS-1.1.4: Infill Housing Development

Support infill housing development on vacant sites within the Far Southeast/Southwest, especially in Historic Anacostia, and in the Hillsdale, Fort Stanton, Bellevue, Congress Heights and Washington Highlands neighborhoods. 1808.5

Action FSS-1.1.A: R-5-A Zoning

Evaluate the continued appropriateness of the R-5-A zoning that occurs throughout the Far Southeast/Southwest Planning Area. Currently, this zoning applies to many row house, duplex, and single family areas within the community. Rezoning should be considered to better match existing character, and to ensure that future infill development is compatible. The use of R-5-A and other, more dense multi-family zones should continue in areas where multi-family development exists or is desirable in the future.

This action is appropriate as it would encourage infill development consistent with existing neighborhood character and encourage R-5-A in areas where multi-family exists and is desirable in the future.

V. CONCLUSION

The applicant’s proposal is not inconsistent with the 2006 Comprehensive Plan. Therefore, the Office of Planning recommends that the Zoning Commission set down proposed zoning map amendments arising from the ANC’s concerns regarding the recent amendments in Zoning Commission 08-12.